

HOME OFFICES

The Pinecrest Village Council has enacted legislation to permit home offices. Ordinance 2005-7 sets forth the requirements for home-based businesses. The ordinance states that the business use must be clearly incidental and secondary to the residential use. The ordinance specifically also requires the following:

- No changes to the outside appearance of the building or premises may be made as a result of the home office use;
- No additional traffic is permitted;
- No outside display or storage is allowed;
- No more than one person, other than residents, may be employed and work upon the premises;
- Equipment may not be used or stored upon the premises which creates any detrimental conditions;
- Except for telephone, mail and internet sales, retail and wholesale trade is otherwise prohibited;
- Uses offering personal, health, or similar services which require state-mandated inspections and certain other uses are not permitted;
- No more than one vehicle related to the home office is permitted upon the premises and must be parked off of the public right-of-way; and
- The Ordinance does not authorize the establishment of a home-based business otherwise prohibited by covenant, association documents, or other restriction.

A copy of the ordinance is available at the following link:

[Home Office Ordinance 2005-7](#)

A local business tax receipt to operate a home-based business is required. For information relative to same, please contact Carolina Rojas at (305) 234-2121, extension 145 or at rojas@pinecrest-fl.gov